



CITY OF RANCHO SANTA MARGARITA

M E M O R A N D U M

DATE: July 12, 2007

TO: Department of Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

FROM: Nate Farnsworth, Planner

SUBJECT: 2006 General Plan Annual Progress Report

HOUSING POLICY
DEVELOPMENT, HCD

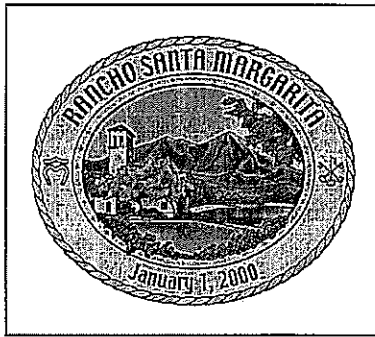
JUL 16 2007

The City of Rancho Santa Margarita hereby submits the 2006 General Plan Annual Progress Report and the July 11, 2007 Council Meeting Agenda.

If you have any questions, please feel free to contact me at (949) 635-1800 or via e-mail at nfarnsworth@cityofrsm.org.

Thank you.

**CITY COUNCIL
REGULAR MEETING**



**July 11, 2007
7:00 P.M.**

REGULAR MEETING AGENDA

Location: Rancho Santa Margarita City Hall, Council Chamber
22112 El Paseo, Rancho Santa Margarita, California 92688

Any person wishing to address the City Council on any matter, whether or not it appears on this Agenda, is asked to complete a "Speaker Request Form" available at the side table. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council.

There will be a time limitation of three minutes per person, and a time limit of thirty minutes for the Public Comments portion of the Agenda. If you are commenting on an Agenda Item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on items not on the agenda, the City Council is prohibited by law to take any action on that item.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS:

L. Anthony Beall, Mayor
Gary Thompson, Mayor Pro Tempore
Neil Blais, Council Member
Jerry Holloway, Council Member
James M. Thor, Council Member

1. CLOSED SESSION

1.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
Number of potential cases: One

2. PRESENTATIONS AND PROCLAMATIONS

2.1 PRESENTATION – AMERICAN CANCER SOCIETY RELAY FOR LIFE

RECOMMENDATION: That the City Council receive a presentation from Briana Weeks on the American Cancer Society's Relay for Life.

2.2 PROCLAMATION - PARKS AND RECREATION MONTH

RECOMMENDATION: That the City Council proclaim July as Parks and Recreation Month in the City of Rancho Santa Margarita.

3. SCHEDULE OF FUTURE EVENTS

3.1 SUMMER CONCERT IN CENTRAL PARK: SUNDAY, JULY 15TH

Tommy Tassi and the Authentics – 50's & 60's

4. CONSENT CALENDAR

(All matters on the Consent Calendar are to be approved in one motion unless a Council Member, or a member of the public, requests a separate action on a specific item on the Consent Calendar.)

4.1 MOTION WAIVING THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS. TITLES FOR ORDINANCES AND RESOLUTIONS WHICH APPEAR ON THE PUBLIC AGENDA, SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED

RECOMMENDATION: That the City Council waive reading of Ordinances and Resolutions.

4.2 ADJOURNED REGULAR MEETING MINUTES, JUNE 27, 2007 (Schultz)

RECOMMENDATION: That the City Council approve the minutes of the June 27, 2007, adjourned regular meeting.

4.3 REGULAR MEETING MINUTES, JUNE 27, 2007 (Schultz)

RECOMMENDATION: That the City Council approve the minutes of the June 27, 2007, regular meeting.

4.4 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED JULY 11, 2007 (Branca)

RECOMMENDATION: That the City Council approve the Warrant Register in the amount of \$453,404.91.

4.5 CODE ENFORCEMENT MANUAL (Cavanaugh/Fick)

RECOMMENDATION: That the City Council adopt the Code Enforcement Manual.

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PUBLIC HEARINGS ITEMS

6. CONTINUED ITEMS

6.1 SANTA MARGARITA BRIDGE RAILING PROJECT (Wheeler)

RECOMMENDATION: That the City Council direct Staff to proceed with the grant funding process with Caltrans and reject all bids that were received for the Santa Margarita Bridge Railing Project.

7. NEW BUSINESS

7.1 GENERAL PLAN ANNUAL MONITORING REPORT (Haton)

RECOMMENDATION: That the City Council receive and file the General Plan Annual Progress Report for 2006.

7.2 DATE OF THE "CELEBRATING FAMILY AND FRIENDS" ANNUAL EVENT

RECOMMENDATION: That the City Council establish on-going guidelines to host the event on the Saturday prior or closest to New Year's Eve, December 31st.

8. PUBLIC COMMENTS

This is the time to address the City Council on any matter not on this Agenda.

9. CITY MANAGER REPORTS

10. MATTERS PRESENTED BY MAYOR AND COUNCIL MEMBERS

10.1 COMMITTEE ASSIGNMENT REPORTS

RECOMMENDATION: That the City Council receive Oral Reports on the following City Council Committee Assignments:

COMMUNITY ASSOCIATION OF RANCHO (CAR) (Beall)

ECONOMIC DEVELOPMENT COMMITTEE (Blais)

FOOTHILL EASTERN TRANSPORTATION CORRIDOR AGENCY (Thor)

ORANGE COUNTY FIRE AUTHORITY (Blais)

ORANGE COUNTY VECTOR CONTROL DISTRICT (Thompson)

10.2 COUNCIL MEMBER REPORT/COMMENTS

ADJOURNMENT

An Adjourned Regular Meeting of the City Council will be held July 25, 2007, at 5:30 p.m. in the EOC, located at 22112 El Paseo, Rancho Santa Margarita, California, for the purpose of conducting a Study Session.

The next Regular Meeting of the City Council will be held July 25, 2007, at 7:00 p.m. in the City Council Chamber, located at 22112 El Paseo, Rancho Santa Margarita, California.

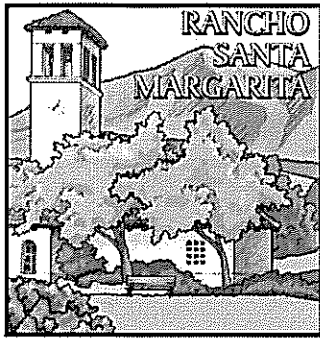
CERTIFICATION

I, DEBBIE WOLFF, City Clerk of the City of Rancho Santa Margarita, do hereby certify that a copy of the foregoing Agenda was posted at Rancho Santa Margarita City Hall, Fire Station No. 45, and Trabuco Canyon Water District by July 6, 2007, at 5:00 p.m.


BARBARA SCHULTZ, DEPUTY CITY CLERK

7/6/07
DATE

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 635-1800. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



GENERAL PLAN

Land Use

This Implementation Program provides actions to implement the adopted policies and plans identified in the Land Use Element. The Land Use Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element.

Balance of Land Uses

***LU-1 Annual
Review
of General Plan
and
Land Use Policy
Map
Implementation***

Review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenue and costs of providing public facilities and services.

Actions Taken: *Commencing with the FY 2003-04 Annual Progress Report, Planning Department is taking the lead in coordinating and submitting the General Plan Annual Progress Report to the City Council, Office of Planning & Research and State Housing and Community Development Department pursuant to State Law Section 65400 of the California Government Code.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department
General Fund
Annually with the budget process
1.3

***LU-2
Improve Jobs-
Housing Balance***

To the extent possible, improve the balance between jobs and housing in Rancho Santa Margarita through land use decisions. Acreage is designated in the General Plan Land Use Element for development of commercial, light industrial, and business space that generates jobs. Work with property owners to develop parcels with such designations to provide new employment opportunities for residents of Rancho Santa Margarita and nearby communities. Also, maintain a variety of housing types that encourages people to both live and work in Rancho Santa Margarita.

Actions Taken: *In order to improve jobs-housing balance, the City formed an Economic Development Committee in 2004. The City will continue to work with applicants and business owners within the community to improve jobs-housing balance and create new work opportunities in the City. The City Council approved the funding of Economic Development Programs for the 2005-06 and 2006-07*

Fiscal Years. The funding was used to coordinate and implement Economic Development Programs.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2, 1.3, 1.4

LU-3
Maximize Use of
Parks and
Recreational
Facilities

Assess the existing active recreational space in the City according to standards established in the Conservation/Open Space Element of the General Plan. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Also, review development proposals for the Northeast Rancho Santa Margarita Future Planned Community for consistency with these standards.

Actions Taken: *All parks in the City (with the exception of O'Neill Regional Park, County trails and the Dog Park) are privately owned and operated. The City continues to work with SAMLARC in maximizing the use of parks within the community, including the joint cooperation for the Skate Park. The City cooperates with SAMLARC in a public-private partnership to provide maintenance for the Dog Park. Recreational opportunities are implemented through the City's Community Services Department. In addition, the Rancho Santa Margarita Regional Community Center opened in November 2004. It serves as the social, cultural, civic and wellness center of the southeast regional community. The facility is located in the heart of the town center, near Central Park and City Hall.*

Responsible
Agency/Department: Planning, Community Services, Public Works/Engineering
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.5

Control and Direct Future Growth

LU-4
Zoning Code

Adopt and implement a Zoning Code consistent with State law that establishes permitted densities, intensities, and uses within the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential

day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law, and will encourage the provision of commercial recreation uses for active recreation that will enhance the City's private recreational system.

Actions Taken: *The City conducted 2 public workshops in 2004, 16 public workshops in 2005 and 4 public workshops in 2006 on the draft Zoning Code. The Planning Commission conducted a Public Hearing in June 2006 and recommended that the City Council adopt the draft Zoning Code. The City decided to add additional chapters to the draft Zoning Code (the Subdivision Code and the Local Park Code). The Zoning Code is scheduled to be adopted in 2007 and will be reported in the 2007 Annual Progress Report.*

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003
Related Policies: 1.2, 1.3, 1.4, 2.1, 2.3, 2.5, 2.6, 2.7

**LU-5
Code Enforcement**

Continue to enforce Zoning and other applicable codes and ordinances to achieve the desired level of regulation.

Actions Taken: *Implementation of code enforcement is an ongoing action to enforce the Zoning Code and other applicable codes within the City. In 2006, the City responded to over 200 code enforcement requests. Additionally, the City Council adopted the Code Enforcement Manual on June 5, 2003 to establish enforcement guidelines. In May 2006, the City Council authorized Staff to utilize citations for regulating code enforcement.*

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1, 2.5, 2.6

**LU-6
Town Center and
Business Park
Commercial
Development**

Until the Zoning Code is prepared, determine permitted uses and intensities of commercial development within the Rancho Santa Margarita Town Center and Business Park consistent with guidelines established within the Rancho Santa Margarita Planned Community. These guidelines will become a part of the City's Zoning Code when it is adopted.

Action Taken: *The City Council adopted Ordinance No. 02-01 on January 3, 2002. The Ordinance established permitted and conditionally permitted uses within these business and commercial districts. The City Council revised this Ordinance in the Business Park through Ordinance No. 05-02 on March 23, 2005. The Ordinance is available to the public and these guidelines will become a part of the City's Zoning Code when it is adopted. On August 24, 2005, the City Council adopted Ordinance No. 05-10, establishing criteria for non-residential condominiums.*

On September 9, 2006, the City Council adopted Ordinance No. 06-09, which established regulations related to adult businesses. On September 27, 2006, the City Council adopted Ordinance No. 06-10, establishing requirements for cybercafés and adopted Ordinance No. 06-11, establishing requirements for massage establishments and technicians.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: 2002-2003
Related Policies: 1.2, 2.1, 2.3, 2.6, 2.7

LU-7
Development of
Planned
Communities

(A) Review development proposals and amendments for consistency with Planned Community development plans and agreements; and (B) review proposed amendments to approved Planned Communities to avoid unacceptable impacts to the fiscal stability of the City, public facilities and services supporting development, surrounding development and natural characteristics of the amendment site.

Action Taken: *All development applications are reviewed for consistency with applicable Planned Community documents as part of the City's application review process.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 2.3, 2.4, 2.6, 2.7

LU-8
CEQA Compliance
and Site
Development
Review

Utilize a site development permit process and the California Environmental Quality Act in the review of proposed development projects to promote high quality in the urban design and minimize environmental impacts detrimental to the community.

Action Taken: *The City utilizes a site development permit process to review for compliance with the California Environmental Quality Act (CEQA). This is an ongoing implementation action item and integral part of the development permit process to promote high quality urban design with minimal environmental impacts. In December 2006, the City released a Request for Proposals (RFP) to provide on-call environmental review services. The details of the RFP will be discussed in the 2007 Annual Progress Report.*

Responsible
Agency/Department: Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 2.1, 2.3, 2.6, 2.7, 3.3

LU-9
Subdivision and
Grading
Ordinance Review
and Amendment

Review and amend (as needed) the City subdivision and grading regulations to provide consistency with new state legislation and court decisions, and to make other desired changes and provisions within the ordinances.

Action Taken: *The City Council adopted Ordinance 02-10 on December 19, 2002, which approved Chapter 6 of the Orange County Municipal Code, the Grading & Excavation Code, to provide guidelines for grading permits and enforcement mechanism. The guidelines are published and are available to the public. On January 25, 2006, the City Council adopted Ordinance No. 06-02, which codified the existing Grading & Excavation Code into the Rancho Santa Margarita Municipal Code.*

Responsible
Agency/Department: Planning, Public Works/Engineering
Funding Source: General Fund
Time Frame: Annually
Related Policies: 2.7

LU-10
Annexation and
Northeast Rancho
Santa Margarita
Future Planned
Community

Require preparation of a Specific Plan and Urban Services Plan addressing the Northeast Future Planned Community area prior to annexation of the area to the City. The Specific Plan will indicate how the provisions of the Land Use Element are met in the design of the new community. In addition, parking standards will be addressed. The Urban Services Plan will demonstrate how adequate public facilities and services can be provided to the area without substantially degrading the level of service currently provided to City residents.

Action Taken: *An application to develop a portion of the Northeast Future Planned Community (FPC) has been submitted to the County of Orange and is currently in the environmental review process. The proposed development, the Robinson Ridge Project, is within the City's Sphere of Influence (SOI) and will be monitored to ensure that the development is consistent with the City's General Plan.*

Responsible
Agency/Department: Planning Department, LAFCO, County of Orange, Public Works/Engineering
Funding Source: Development Fees
Time Frame: As needed
Related Policies: 2.2, 2.4, 2.6, 2.7

**LU-11
Development
Monitoring**

Conduct systematic monitoring of the impact and intensity of development in Rancho Santa Margarita and areas around the City to ensure that affected public agencies can provide necessary facilities and services in support of that development.

Action Taken: *This is an ongoing implementation action item. During 2005, the City actively participated in the Rancho Mission Viejo development project proposed by the County of Orange. The project site constitutes the remaining undeveloped portion of the County. The City is also monitoring the Robinson Ridge development project within the City's Sphere of Influence (SOI). The City will continue to monitor the impact and intensity of development in RSM and areas around the City to ensure that affected public agencies can provide necessary facilities and services in support of that development.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 2.4

Land Use and Environmental Compatibility

**LU-12
MCAS El Toro
Reuse**

Participate in regional efforts to oppose airport reuse of MCAS El Toro. Support reuse of the site that does not pose risks to the residents of Rancho Santa Margarita and surrounding communities. Coordinate with other south Orange County cities pursuing similar objectives.

Action Taken: *The City actively participated in El Toro Reuse Planning Authority and regional efforts to support reuse of the site that does not pose risks to the community. The City Council's formal withdrawal from the El Toro Reuse Planning Authority will be discussed in the 2007 Annual Progress Report.*

<i>Responsible</i>	City Manager's Office, City Council, Planning Commission,
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.1, 3.2

LU-13
Surface Water
Quality

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Requirements in this Order include Rancho Santa Margarita developing a Jurisdictional Urban Runoff Management Program (JURMP). This program needs to address a variety of topics related to urban runoff, including Best Management Practices in the planning and construction of new development along with existing development, education of City staff and the community as a whole regarding polluted urban runoff, and revising the environmental review process to analyze water quality impacts from development. Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development.

Action Taken: *The City standardized distribution of BMPs and Education Materials for Construction Projects. The City reviewed and standardized the assignment of conditions of approval for entitlements cases. The City increased Code Enforcement actions against prohibited discharges and water quality violators in an effort to increase the public awareness of the seriousness of the matter. The City increased the distribution of BMPs, Fact Sheets and Educational Materials through Code Enforcement, Plan Checks, Entitlement Cases, Presentations, Seminars and Employee Training. The City has also established the Community Associations of Rancho (CAR), which recognition from the American Public Works Association (APWA) for their efforts in coordinating NPDES programs.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department
<i>Funding Source:</i>	Development fees, General Fund
<i>Time Frame:</i>	JURMP development – February 2003, implementation – ongoing
<i>Related Policies:</i>	4.1, 4.2, 4.3

***LU-14
Baseline
Environmental
Standards***

Establish baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, traffic/circulation) that may be impacted by proposals for future development as the basis for assessing the environmental impacts of such proposals.

Action Taken: *The City continues to establish baseline environmental standards reflecting new State regulations and conditions in the community. Implementation of this action item is ongoing.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department, Public Works/Engineering
General Fund, Development Fees
Ongoing
3.3

Adequate Public Services and Facilities

Water Supply, Treatment, and Distribution

***LU-15
Provision of Water
Services***

(A) Review development proposals and amendments within Planned Communities for consistency with water infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine water infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate water infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

Action Taken: *The City collaborates with the Trabuco Canyon and Santa Margarita Water Districts during the plan check and permit process to ensure that all required engineering studies are provided to determine water infrastructure needs.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
Development Fees
Ongoing
5.1, 5.2

LU-16
Disaster
Preparedness

Identify and evaluate infrastructure lifelines within and serving Rancho Santa Margarita. Ensure that adequate water reserves are available to the City in the event of a natural disaster. Coordinate with infrastructure service providers to ensure that identified lifelines are maintained at the highest possible standards.

Action Taken: *The City of Rancho Santa Margarita adopted a Natural Hazard Mitigation Plan in March 2005. The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City. It identifies past and present mitigation activities, current policies and programs, and mitigation strategies for the future. This Plan also guides hazard mitigation activities by establishing hazard mitigation goals and objectives. This plan was approved by the State of California in 2006 and has been forwarded to FEMA for final approval.*

The City of Rancho Santa Margarita continues to evaluate the Natural Hazard Mitigation Plan to evaluate infrastructure lifelines within and serving the City, to ensure that adequate water reserves are available to the City in the event of a natural disaster, and to coordinate with infrastructure service providers to ensure that identified lifelines are maintained at the highest possible standards.

*Responsible
Agency/Department:*

Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District, Southern California Gas Company, Southern California Edison Company, Pacific Bell, Cox Communications.

Funding Source:

General Fund, Other participating agencies

Time Frame:

Ongoing

Related Policies:

5.3

LU-17
Water
Conservation

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ◆ Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ◆ Require the use of drought resistant plant species, and promote the use of reclaimed water for irrigation of parks, golf courses, and landscaped areas in the community;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;

- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts and the Saddleback Valley and Capistrano Unified School Districts to establish water conservation programs; and
- ◆ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects.

Action Taken: *This action item requires a collaborative effort of various agencies, including the Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts, Public Works/Engineering, and Building Departments to expand the production of recycled water and to establish water conservation programs. The City is actively pursuing this effort and encourages new residential and non-residential development to incorporate water conservation devices in public and private projects.*

Responsible Agency/Department: Planning, Public Works/Engineering, Building Department, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Funding Source: General Fund, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Time Frame: Ongoing

Related Policies: 5.4, 5.5, 5.6

LU-18
Geographic
Information
System

Implement a Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, and environmental resources within the Planning Area. Add water and sewer information obtained from service providers to the City's GIS system. Expand the GIS system to include information pertaining to street lights, parks, land use, zoning, trails, fire hydrants, City-owned lands, Planned Community boundaries, environmental resources, and roadways. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development within the Planning Area.

Action Taken: *In 2004, the City developed a local intranet-based mapping service for the Planning and Engineering Departments. In June 2006, the City introduced its public access GIS application and upgraded the intranet GIS application for increased efficiency in providing information to the public. The public GIS application can be found at <http://rsmgis.cityofrsm.org>.*

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning Department, County of Orange, SAMLARC, SAMCORP and infrastructure service providers
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing, coordinated with City GIS Needs Assessment
<i>Related Policies:</i>	2.4, 5.2, 6.2, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1

Sewer Treatment

***LU-19
Provision of Sewer
Services***

(A) Review development proposals and amendments within Planned Communities for consistency with sewer infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine sewer infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate sewer infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.

Action Taken: *The City reviews development proposals and amendments within Planned Communities for consistency with sewer infrastructure requirements. In addition, the City and the water districts require engineering studies during the plan check process to analyze the impacts to sewer infrastructure.*

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	6.1, 6.2

Solid Waste

***LU-20
Provision of Solid
Waste Services***

Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal services are being met.

Action Taken: *Prior to the City's incorporation, the County of Orange contracted with Waste Management of Orange County to provide solid waste services to the County's Area #8, which included the area that became the City of Rancho Santa Margarita. The new contract with CR&R Inc., to provide solid waste services to the City, became effective May 1, 2005. By July 2005, all residential and*

commercial properties had successfully transitioned from Waste Management to CR&R. The City meets with the waste hauler at two regular monthly meetings to discuss issues and concerns.

On January 11, 2006, the City Council adopted Ordinance No. 06-01, which contains regulations pertaining to solid waste. This Ordinance included regulations on permitting temporary waste hauler and provisions on construction and demolition waste.

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning Department, private sector contractor.
<i>Funding Source:</i>	General Fund, Solid Waste Disposal Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.1

LU-21 Source Reduction and Recycling

Work with the California Integrated Waste Management Board and the City's solid waste service provider to implement the waste diversion programs as well as public education programs as outlined in the Source Reduction and Recycling Element required by Assembly Bill 939.

One strategy for meeting AB939 requirements the city will explore will be the recycling of construction and demolition waste (C&D). C&D has been specifically targeted by the State of California for diversion from the Waste stream. C&D waste is heavy, inert materials and creates significant problems when disposed of in landfills because it does not decompose and takes up valuable landfill capacity. Additionally, since C&D debris is heavy when compared to paper and plastic, it is more difficult for the County and cities to reduce the tonnage of disposed waste. Projects, which will generate C&D waste, should emphasize deconstruction and diversion planning, rather than demolition.

Action Taken: *The City has been working to achieve its diversion rate required under AB 939. The City has been working with a recycling consulting company, EcoNomics, to establish programs to divert waste from the landfills through various recycling efforts.*

In January 2006, the City Council adopted the Solid Waste Ordinance, which regulates construction and demolition waste generated within the City. This Ordinance requires that all construction and demolition projects recycle at least 50 percent of the material generated from the project. Security deposits are taken prior to the issuance of building permits and are refunded if the requirements are met. The Ordinance also established regulations for permitted haulers that collect temporary solid waste and requires that they divert 50 percent of the material they collect.

The City is currently involved in its own internal recycling programs for paper, plastic, and metal. The City has also made available the "Big Green Box", which is available for the public to use in disposing of batteries and other electronic devices. The City also collects and recycles cell phones and inkjet/toner cartridges. The City has been utilizing space on its website to educate the public regarding available recycling programs.

Responsible City Manager's Office, Public Works/Engineering, Planning
Agency/Department: Department, private sector contractor.
Funding Source: Solid Waste Disposal Fees, General Fund
Time Frame: Ongoing
Related Policies: 7.1

Drainage/Flood Control

LU-22 Flood Control Facilities

(A) Review development proposals and amendments within Planned Communities for consistency with flood control requirements established in approved development plans and agreements; and (B) For proposed development outside of Planned Communities, require appropriate engineering studies to be prepared to determine required flood control facilities. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and Orange County Flood Control District to anticipate drainage impacts prior to development, and permit more time to plan required improvements. Require the construction of flood control facilities for all development projects.

Action Taken: *The City and Orange County Flood Control District require engineering studies to be provided with development proposals and amendments within Planned Communities for consistency with flood control requirements. In addition, impact to flood control facilities is analyzed during the California Environmental Quality Act review process. The City's Natural Hazard Mitigation Plan also addresses floods and flood control.*

Responsible Public Works/Engineering, Planning Department, homeowners
Agency/Department: associations, Orange County Flood Control District.
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 8.1

*Fire Protection and Emergency Services
Law Enforcement*

LU-23
**Fire and Police
Facilities**

(A) Review development proposals and amendments within Planned Communities for consistency of fire and police facility requirements established in approved development plans and agreements; and (B) Evaluate the need for additional fire and police facilities to serve new development outside of Planned Communities. Coordinate with homeowners associations and service providers to evaluate the level of fire and police service provided to the community.

Action Taken: *The City reviews development proposals and applications within the City and surrounding areas to analyze the need for additional fire and police facilities. All development applications are screenchecked to the Orange County Sheriff's Department (OCSD) and Orange County Fire Authority (OCFA) for comment as part of the review process.*

<i>Responsible</i>	Public Works/Engineering, Planning Department, Orange County
<i>Agency/Department:</i>	Fire Authority, OCSD/Police Services, homeowners associations
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	9.1, 9.2, 9.3, 10.1

LU-24
**Service Contract
Renewal**

When the City renews its service contracts with the Orange County Fire Authority (OCFA) and Orange County Sheriff's Department (OCSD), consider the following issues:

- ◆ Service standards in Rancho Santa Margarita;
- ◆ The staffing levels identified in the service contracts should reflect the established service standards, community population, crime conditions, geography of the service area and availability of funds
- ◆ The contracts should include service to development that will be constructed during the terms of the contracts; and
- ◆ The size of OCFA and OCSD facilities in the City should accommodate staff and equipment and the distribution of facilities should maximize emergency response times.
- ◆ Facility improvements to accommodate staff and equipment and the distribution of facilities should minimize emergency response times. Facility improvements to accommodate new development should be addressed in the contracts.

Action Taken: *During Fiscal Year 2005/06 the City renewed its contract with OCSD and OCFA to continue providing services to the community.*

Responsible Agency/Department: City Manager's Office, Orange County Fire Authority, OCSD/Police Services
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

LU-25
Alternative
Policing Methods

Coordinate with Orange County Sheriff's Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the City's Police Services Department.

Action Taken: *This is implemented through the City's Police Services Department. The Police Service Department continues to work with the business community, homeowners associations and various community groups, including City schools, to increase public awareness about criminal activity and crime prevention.*

Responsible Agency/Department: OCSD/Police Services, Planning Department
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

Public Education

LU-26
Schools

A) Review development proposals and amendments within Planned Communities for consistency with school facility requirements established in approved development plans and agreements. Work with school districts to collect student impact fees. B) For proposed projects outside Planned Communities, determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. Work with the districts to collect student impact fees. Require the dedication of necessary school sites where appropriate, associated with development proposals. Work cooperatively with the Districts to encourage access to equal educational opportunities, and to provide additional and improved parking facilities for large/special events.

Action Taken: *The City reviews development proposals and projects within the City and surrounding areas to determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. In addition, the Building Department collects developer fees for residential additions within the Robinson Ranch and Dove Canyon Planned Communities that amount to over 500 square feet during the building permitting process for the two school districts within the City.*

<i>Responsible Agency/Department:</i>	Planning Department, Public Works/Engineering, Saddleback Valley Unified School District, Capistrano Unified School District
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	11.1, 11.2, 11.3, 11.4

Parks, Community Centers and Recreational Opportunities

LU-27 Park and Recreational Opportunities

Encourage the provision and maintenance of parks, community centers, and recreational opportunities through the following activities:

- ◆ Collaborating with homeowners associations and community foundations to provide and maintain amenities such as Lake Rancho Santa Margarita, the Intergenerational Community Center (IGCC), riding and hiking trails, and Class I bikeways.
- ◆ Securing joint use agreements with school districts, private schools, homeowner associations and other property owners to maximize joint use and development of existing community recreational facilities;
- ◆ Working with the park owners/operators to achieve maximum utilization of available park space and recreation programs.
- ◆ Working with business, homeowners associations, churches, schools, and other property owners to ensure setbacks and landscaping are provided next to trails and bikeways.

Action Taken: *The City park and recreation system consists of neighborhood parks, community parks, including the Dog Park and Skate Park, O'Neill Regional Park, joint use parks, community services and facilities. All parks (with the exception of O'Neill Regional Park, County trails and the Dog Park) are privately owned and operated. The City continues to work with SAMLARC to ensure provision and maintenance of parks, including the operation of the*

Skate Park. The Community Services Department hosts three annual events: Summer Concert Series, 5K Fun Run/Walk and Healthy Community Expo and the "Celebrating Family and Friends" New Year's Eve Event. The Bell Tower Foundation offered more than 250 recreational programs at the Regional Community Center.

Responsible
Agency/Department: Community Services, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies 12.1, 12.2, 12.3, 12.4, 12.5

Libraries

LU-28 Library Advisory Network

Establish an advisory network composed of representatives of local public facility and service providers, City officials, homeowners associations and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Public Library. One of the purposes for the advisory network is to ensure that community needs for library services are being met.

Action Taken: *An advisory network composed of representatives of local public facility and service providers, homeowners associations, a City Council Member and the Orange County Public Library was established to ensure that community needs for library services are being met.*

Responsible
Agency/Department: City Manager's Office, Orange County Public Library
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 13.1, 13.2, 13.3

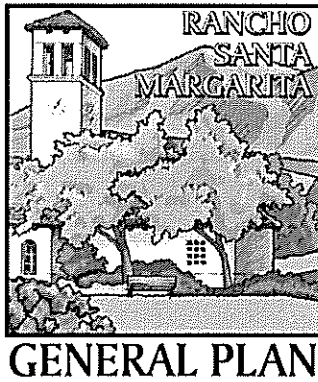
LU-29 Library Facilities

Review development proposals and amendments within Planned Communities for consistency with library impact fees required by approved development plans and agreements. Assess proposed development outside of Planned Communities for library impact fees in conjunction with the Orange County Public Library.

Action Taken: *The Orange County Public Library (OCPL) system serves the residents of the City and surrounding areas. The City will continue to work with OCPL as development occurs to ensure that*

the California State Library recommended standard of 0.5 square feet of library space per capita is met and community needs for library services are met.

<i>Responsible</i>	Planning Department, Public Works/Engineering, Orange County
<i>Agency/Department:</i>	Public Library
<i>Funding Source:</i>	Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	13.4



Economic Development

This Implementation Program provides actions to implement the adopted policies and plans identified in the Economic Development Element. The Economic Development Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Economic Development Element.

ED-1 Coordination with Regional Economic Development Agencies

The City will coordinate with the South Orange County Regional Chambers of Commerce and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment.

Action Taken: *Under the direction of the Mayor, the City established an Economic Development Committee in 2004. The Committee is comprised of members of the Chamber of Commerce, local business owners, members of the City Council, property management companies and leasing agents. The goals of the Committee are to address the needs of existing and future businesses in the community. In addition, the City is a member of the California Economic Development Association (CalED) and coordinates with Orange County Business Council (OCBC). The City Council reviewed and adopted administrative regulations for the City of Rancho Santa Margarita Economic Development Committee on Sept. 13, 2006. The Economic Development Committee ("Committee") regulations stipulate that there will be fifteen (15) members of the Committee approved by a majority vote of the City Council. The members are to serve two (2) year staggered terms that will terminate at the first meeting of February. The Economic Development Committee discussed and recommended 2007 Economic Development Committee members, membership categories and terms in compliance with City requirements.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

City Manager's Office, City Council, Planning Department, Public Works/Engineering
General Fund
Ongoing
All policies

***ED-2
Economic
Development
Strategy Plan***

Develop an Economic Development Strategy Plan to attract new industry and retain existing businesses. Based on research performed by the City and contained within the *Rancho Santa Margarita General Plan Economic Analysis*, the Economic Development Strategy Plan may contain the following components:

- ◆ Focus on enhancing local serving and community retail sales opportunities in the areas of general merchandise, discount and specialty stores, restaurants and entertainment;
- ◆ Use the preliminary retail analysis contained in the *General Plan Economic Analysis* to identify opportunities missing in the market area;
- ◆ Evaluate retail center performance leading to center-specific recommendations ranging from facility and accessibility improvements to re-tenanting;
- ◆ Coordinate with center owners and managers to facilitate effective changes;
- ◆ Consider the designation of person(s) at City Hall providing economic development support services;
- ◆ Provide funding and/or support for an advertising campaign about the growing “diverse and vibrant” downtown of Rancho Santa Margarita;
- ◆ Prepare a business survey to identify a detailed profile of the City’s economic base, its expansion or relocation possibilities and potential economic development actions;
- ◆ Look for ways to retain and attract businesses that generate non-retail taxable sales;
- ◆ Expand economic base through providing a suburban business park niche and attracting businesses having a relatively higher proportion of office and professional jobs with higher average wages;
- ◆ Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites; and
- ◆ Examine ways that the future completion of SR-241 offers market opportunities, such as broadening market area reach and visitor- and business-serving lodging.

- ◆ Study and evaluate Citywide recreational destination events to provide exposure for the City and stimulate growth opportunities for businesses and services within the community.

Action Taken: *The Economic Development Committee meets every month to discuss ways to attract new industry and retain existing businesses. The Committee formed in 2004, is actively working to strategize ways to provide new and additional opportunities to existing and future business owners within the community. In 2005, the Economic Development Committee focused on the implementation of a business registration program and the creation of a leasing/marketing brochure to encourage business retention and business attraction. It was through the recommendation of the Economic Development Committee that Ordinance 05-02 was adopted, which permitted for light industrial uses in the Business Park instead of requiring a Conditional Use Permit.*

The City Council approved the continued staffing to support the activities of the Economic Development Committee ("EDC"). Twelve Economic Development Committee meetings were held and the Committee considered forty-seven (47) agenda items during 2006. Staff coordinated with the RSM Chamber of Commerce and the Economic Development Committee to take the preliminary step in identifying the concerns and issues of RSM businesses through presentation of the 2006 Economic Development Breakfast Workshop.

Attendance: Ninety eight reservations were made for the Breakfast Workshop. Of these reservations, approximately sixty individuals attended the event.

Priority Issues and Voting:

Participants were asked the same four (4) questions at each table. These questions were:

- 1) Where have you had challenges doing business within RSM?*
- 2) What is the single biggest challenge your business faces at the moment?*
- 3) What do you like best about doing business within RSM?*
- 4) What else would you like to tell us about doing business in RSM?*

Twenty five (25) issues of top concern were identified by the participants and then voted upon to determine the rank order of their priority among the participants. Each participant was given 5 color dots and asked to place their dots on their issues of top concern. A

total of 122 red dot votes were cast. Issues are listed below according to the highest number of votes shown on the left of each item.

- (17) Marketing RSM to small businesses-bring new customers in*
- (15) Signage*
- (11) Traffic-Ease & accessibility to get into locations (i.e.). Strip malls & 241 Toll Road.*
- (7) Hotel-none here*
- (7) Planning process road map for new businesses*
- (7) Business bulletin board on website*
- (6) Help businesses understand local customer demographics here and surrounding areas*
- (6) Kids who loiter around business locations unsupervised*
- (5) Cost to business in RSM-Landlord, electric, rent*
- (5) Identify home based businesses*
- (5) Traffic on 241*
- (4) Find new locations for Saddleback College & business partnerships*
- (4) Promote home based businesses*
- (4) Identify services that the library can perform for businesses and the community*
- (4) Competent Employees*
- (3) Help small businesses improve and increase visibility*
- (3) Market benefits of our geographic area-multi task business opportunities*
- (2) Attracting employees*
- (1) Promote our ambiance- Our community is 20 years old and yet looks new.*
- (1) Growing our school business- Increasing private school enrollment*
- (1) Address Numbers hard to see in some areas.*
- (1) Building improvement approvals too lengthy*
- (1) Level of better communication between City and businesses*
- (1) Attracting new clients*
- (1) Dumping large objects at business locations*

A workshop evaluation form was provided to each attendee. Twenty (20) attendees completed the evaluation form and returned the forms anonymously to the City. The questions and responses are provided below.

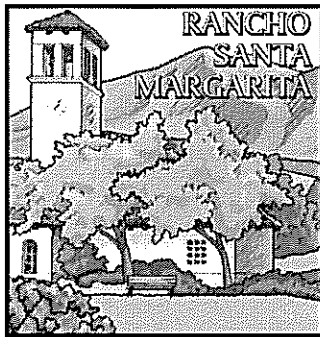
The workshop format for today's program was successful: 25% agree, 75% strongly agree.

The length of the workshop time was appropriate: 55% agree; 45% strongly agree

Workshop questions were appropriate and relevant: 50% agree, 50% strongly agree.

Interested in the follow up Breakfast workshop 2/7/07; 11% agree, 84% strongly agree, 5% disagree

<i>Responsible</i>	City Manager's Office, City Council, Planning Department, Public
<i>Agency/Department:</i>	Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Prepare Economic Development Strategy Plan by the end of fiscal year 2004, ongoing operation
<i>Related Policies:</i>	All policies



GENERAL PLAN

Circulation

This Implementation Program provides actions to implement the adopted policies and plans identified in the Circulation Element. The Circulation Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Circulation Element.

Local Circulation System

C-1 Arterial Highway Plan

Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Element, roadway capacity will be improved by restricting on-street parking, improving signal timing, widening intersections, adding through and turn lanes, and other transportation measures according to the Arterial Highway Plan.

Action Taken: *This is an ongoing action item implemented through the Engineering Department to ensure adequate levels of service are provided throughout the City. The City monitors the operation of major streets and future roadways to meet roadway classification specifications and performance criteria.*

Responsible

Agency/Department:

Funding Source:

Time Frame:

Related Policies:

Public Works/Engineering

General Fund, Measure M Revenue, Development Fees, Other State and Federal sources, and Gas Tax Revenue

Ongoing

1.1, 1.2

C-2 Capital Improvement Program

Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program process to finance and complete the roadway and bikeway improvements specified in the Circulation Element. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.

Action Taken: *The City Council adopted a Seven-Year Capital Improvement Program in July 2005 in conformance with Measure M requirements to finance and complete the roadway and bikeway improvements specified in the Circulation Element.*

Responsible
Agency/Department: Public Works/Engineering
Funding Source: Development fees, gas tax revenues, Federal transportation funds
Time Frame: Ongoing
Related Policies: 1.3, 4.2

C-3
***Proposed
Development
(including the
Future Planned
Community)***

Review proposals for new development outside existing Planned Communities for potential traffic and circulation impacts. Future circulation development within the Future Planned Community must provide emergency access in addition to primary access to the area. Parking provided must be consistent with the Northeast Future Planned Community Specific Plan. Future roadways must meet roadway classification specifications and performance criteria. The Level of Service standards established in the Circulation Element will be used to determine the significance of impacts. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts.

Action Taken: *As a part of the development application process, the City reviews development proposals outside existing Planned Communities for potential traffic and circulation impacts. The review process entails, but is not limited to, future circulation development within the Future Planned Community to provide emergency access in addition to primary access to the area and consistency with the Level of Service standards established in the Circulation Element to determine the significance of impacts.*

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development fees / mitigation, General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2

C-4
***Planned
Communities***

Review development proposals and amendments within Planned Communities for consistency with parking standards, transportation infrastructure, and fee requirements established in approved development plans and agreements.

Action Taken: *During the development application process, the City reviews proposals and amendments within Planned*

Communities for consistency with parking standards, transportation infrastructure and fee requirements to establish development plans and agreements.

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2

C-5
Neighborhood
Traffic Safety

Work with homeowner associations to ensure that sufficient improvements are in place within neighborhoods to protect pedestrians and bicyclists from hazards associated with excessive auto traffic volumes and speeds. Where appropriate, consider traffic calming devices to mitigate the problems on the neighborhood streets. Study special traffic problems posed by schools, businesses with drive-through access, and land uses that generate extraordinarily high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by completed studies.

Action Taken: *The City Police Services has met with representatives from various homeowner associations, along with other concerned residents, to discuss and resolve numerous traffic issues. When appropriate, certain issues have been referred to the City's traffic engineer for further review and study. The City Police Services frequently meet with representatives from all of the schools located in the City. During these meetings issues regarding traffic would often be discussed. The City Engineer and Traffic Engineer also participate in these meetings. The City will continue to make great strides in improving street signage, public education in regards to the rules of the road, along with an enhanced level of enforcement.*

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Police Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 1.5

Regional

Circulation System

C-6
**Coordinate Local
 and Major
 Transportation
 Improvements**

To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as extension of the Foothill Transportation Corridor south to San Clemente. In addition, the impacts of both development projects and major transportation projects will be monitored and mitigation may be required.

Action Taken: *This is an ongoing implementation action item to ensure that the impacts of both development projects and major transportation projects will be monitored and mitigated.*

In 2005, the City actively participated in the proposed extension of the Foothill Transportation Corridor south to San Clemente. The City reviewed and commented on the Draft Environmental Impact Study/Environmental Impact Report to analyze the impact of the proposed project on the City and the surrounding areas.

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering
<i>Funding Source:</i>	General Fund, Development Fees, gas tax revenues
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.1, 2.2

C-7
**Amend Master
 Plan of Arterial
 Highways**

Work closely with the Orange County Transportation Authority (OCTA) to amend the Master Plan of Arterial Highways as follows:

- ◆ **Reclassify Avenida Empresa from a Major Arterial to a Primary Arterial.** This modification better represents the function of this roadway.
- ◆ **Addition of Collector Roadways.** Segments of Avenida de las Flores, Alma Aldea, La Promesa, Bienvenidos, Plano Trabuco, Antonio Parkway and Robinson Ranch Road serve as important collectors within the regional roadway system. The City will advocate for the inclusion of these collector roadway segments into the MPAH.

Action Taken: *The City has worked closely with the Orange County Transportation Authority (OCTA) to update the Master Plan of Arterial Highways (MPAH). Several streets were added to the MPAH in order to better reflect the necessary traffic circulation system.*

Responsible
Agency/Department: Public Works/Engineering
Funding Source: General Fund
Time Frame: Complete MPAH amendments by end of FY 2003.
Related Policies: 2.1

C-8
Interjurisdictional
Coordination

Coordinate development in the planning area with needed improvements to the regional circulation system through the following activities:

- ◆ Improve the City arterial highway system in accordance with the Orange County Master Plan of Arterial Highways (MPAH);
- ◆ Coordinate with and monitor planned County, Transportation Corridor Agency, and Caltrans improvements to toll ways within the planning area;
- ◆ Monitor proposals for major new development in areas outside of Rancho Santa Margarita that could impact the operation of the regional and local transportation system; and
- ◆ Monitor efforts to create additional freeway corridors or toll ways in the Rancho Santa Margarita area and oppose such links if unacceptable negative impacts to Rancho Santa Margarita are created.

Action Taken: *The City continues to work with OCTA, Caltrans and the Transportation Corridor Agencies to improve the City arterial highway system, monitor proposals for major new development in surrounding areas and to monitor and oppose efforts to create additional freeway corridors through the Cleveland National Forest that will negatively impact the City.*

Responsible
Agency/Department: Public Works/Engineering, City Manager's Office, OCTA, Caltrans, Transportation Corridor Agencies
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.2, 2.3

Public Transportation System

C-9 **Improved Transit** **Service**

Work with OCTA to improve transit service and encourage ridership through the following actions:

- ◆ Encourage provision of transit facilities in major new development and major rehabilitation projects;
- ◆ Coordinate with OCTA to expand transit routes to serve new development in the Northeast Future Planned Community area;
- ◆ Work with OCTA to provide special transit services (such as direct service shuttles) to meet community needs; and
- ◆ Incorporate design features into public improvement projects that promote and support the use of public transportation.

Action Taken: *The City is continuing to work with OCTA to improve transit service and encourage ridership by providing special transit services to meet community needs and incorporate design features into public improvement projects that promote and support the use of public transportation.*

During FY 2003-04, the Senior Mobility Program was adopted by Council to provide cab rides to seniors. City Council approved the contract with California Yellow Cab on April 28, 2004 and the program began in late May 2004. This program continues to operate. The funding of the program is a collective effort between the City and the OCTA.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, OCTA
Funding Source: OCTA, Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2, 3.4, 3.5

C-10 **Regional Public** **Transportation** **Facilities**

Coordinate with OCTA, the Transportation Corridor Agencies, and Caltrans to develop new regional public transportation facilities such as park-and-ride lots near the Foothill Transportation Corridor.

Action Taken: *The City participates in the Orange County Council of Governments (OCCOG) and Reduce Orange County Congestion (ROCC) Committee to coordinate with other agencies in efforts to develop new regional public transportation facilities.*

<i>Responsible</i>	Public Works/Engineering
<i>Agency/Department:</i>	OCTA, Transportation Corridor Agencies, Caltrans, General Fund, gas tax revenues
<i>Funding Source:</i>	
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.1, 3.3

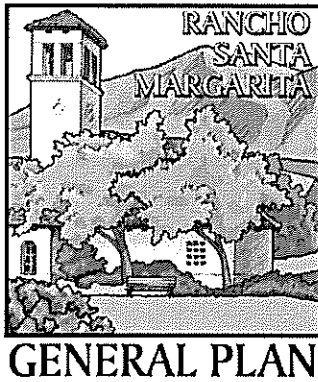
Trails Network

C-11 Provide and Maintain Trails

For new development projects, require property owners to dedicate land and fund improvements to extend the City's private and County trails network and provide links to other trails located within the City and activity nodes such as schools and commercial centers. The City will review development in Planned Communities for consistency with requirements in approved development agreements for non-vehicular paths and trails, and require dedication and improvements of trail alignments as shown in the County Master Trails Plan. In addition, homeowners associations will be requested to provide pedestrian linkages between residential areas and activity nodes. The City will coordinate with Capistrano and Saddleback Valley Unified School Districts to identify safe routes between neighborhoods and schools. The City will protect public access to the trails network, and identify opportunities to connect points of interest within the community and fill "gaps" in the trails network when reviewing new development proposals. The City will work with the County of Orange to implement the remaining segments of the Trabuco Creek Bikeway within the Northeast Future Planned Community and south of Santa Margarita Parkway. In addition, the City will work to increase the number of staging areas for trails and Class I bikeways so as to facilitate their use.

Action Taken: *The City continues to work with the County of Orange to implement and improve trail alignments as shown in the County Master Trails Plan.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department
<i>Funding Source:</i>	General Fund, Development Fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.1, 4.2, 4.3



Housing

This Implementation Program provides actions to implement the adopted policies and plans identified in the Housing Element. The Housing Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Housing Element.

Provide Adequate Housing Sites

H-1 Land Use Element

Maintain an inventory of sites suitable for residential development and provide to developers.

Action Taken: *The City of Rancho Santa Margarita is a built-out community. However, the City takes the initiative to review sites for underutilization and participate in the regional effort to provide development opportunities within the South Orange County region.*

<i>Responsible Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	On-going
<i>Related Policies:</i>	1.1, 1.2, 1.3, 1.4, 1.6

H-2 Zoning Code

Adopt and implement a Zoning Code consistent with State law that provides for a variety of well designed and well built housing types that complements the existing character of the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law. The Zoning Code will include provisions to allow for group homes of less than 6 persons by right and establish Conditional Use Permit procedures to allow group homes of 6 persons or more. Farmworker housing will also be addressed in the Zoning Code.

Action Taken: *The City conducted 2 public workshops in 2004, 16 public workshops in 2005 and 4 public workshops in 2006 on the draft Zoning Code. The Planning Commission conducted a Public*

Hearing in June 2006 and recommended that the City Council adopt the draft Zoning Code. The Zoning Code is scheduled to be in 2007 and will be reported in the 2007 Annual Progress Report.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003.
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6, 3.1, 3.2, 3.4

H-3
***Sites for Homeless
Shelters***

Assist homeless persons and those threatened with homelessness by providing an inventory of homeless services and facilities in the region and adopting a Zoning Code that provides for homeless shelters. The City will provide this inventory along with telephone numbers and agency contacts to City staff and Rancho Santa Margarita's Police Services division of the Orange County Sheriff's Department who interface with the public and offer referrals to individuals seeking assistance. City staff and the Police Service Division will coordinate closely with the County Sheriff's Department to ensure homeless persons and persons threatened with homelessness are referred to shelters and social service agencies.

In addition, the City will prepare and implement its zoning Code to permit transitional housing in all of the City's residential zones subject to a Conditional Use Permit (CUP) and emergency housing in the General Commercial (C), Business Park (BP), and Community Facility (CF) zones, also subject to a CUP. The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the creation of such facilities.

Action Taken: *The City participates in the County of Orange, Housing and Community Service Department's Continuum of Care Program to provide sites and services to the homeless population within the County. This will also be addressed in the new Zoning Code.*

Responsible
Agency/Department: Planning Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Prepare and provide inventory by end of 2002. Adopt Zoning Code by end of 2003.
Related Policies: 3.1, 3.2

Provide, Maintain, and Improve Affordable Housing

H-4a Section 8 Rental Assistance

Cooperate with the Orange County Housing Authority (OCHA) to continue to provide Section 8 rental assistance to 58 households, and if possible, expand assistance to an increased number of households, particularly families with children.

Action Taken: *The City cooperates with the Orange County Housing Authority (OCHA) to continue to provide Section 8 rental assistance to 98 households and target special needs groups by advertising OCHA Section 8 programs within the City. Of these 98 households, there are 24 low-income households, 27 disabled households and 47 elderly households.*

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: Section 8
Time Frame: Ongoing through June 30, 2005
Related Policies: 2.4, 3.1, 3.4, 3.5

H-4b OCHA Special Needs Groups Rental Assistance Programs

Cooperate with OCHA to provide rental assistance targeting special needs groups by advertising OCHA Section 8 programs, including: a) the Family Unification Program; b) Aftercare Program for Disabled; c) Shelter Plus Care Program; and d) Hope for Elderly Independence, and OCHA Section 8 contact information on the City website and in City newsletters.

Action Taken: *See Housing Element Implementation Action #4a (H-4a).*

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: General Fund, Section 8
Time Frame: Ongoing through June 30, 2005
Related Policies: 2.4, 3.1, 3.4, 3.5

H-5 Conservation of Existing and Future Affordable Units

Conserve the affordable units in the community by performing tasks “a” through “d” as follows:

- a. **Monitor Units At-Risk:** Contact the owners of Villa La Paz, Villa Alientos, the Fountains, and any future developments with designated affordable units to determine the future intent of the

property owner in regards to the affordable units. Discuss with the owner the City's and County's desire to maintain the "at-risk" units as affordable to low income households. Owners of these properties were contacted and such discussions were held during preparation of the Housing Element.

- b. Refinance Multi-family Mortgage Revenue Bonds:** As the use restrictions on the affordable housing projects expire, it is possible to refinance the mortgage revenue bond. All refinanced multi-family mortgage revenue bond projects are required by the 1986 Tax Reform Act to commit 20 percent low income units for the greater of 15 years or as long as the bond is outstanding; 10 percent of the units must be reserved for low income housing occupants.

The City will coordinate with the County and the owners to encourage bond refinancing on the project in consideration for extending the affordable use restrictions as these restrictions become eligible to expire.

- c. Work with Potential Priority Purchasers:** Establish and maintain close contact with public and non-profit agencies, such as the Orange County Community Housing Corporation (OCCHC), interested in purchasing and/or managing units at-risk to inform them of the status of the at-risk projects. Solicit technical assistance for additional means of preserving these units from OCCHC and the California Housing Partnership.
- d. Tenant Education:** Work with tenants of "at-risk" developments that may be eligible for conversion to market rate use. This will include informational material about the County's Section 8 rent subsidies and information regarding potential bond refinancing and purchase by non-profits to help residents understand available options for preserving low income use restrictions.

Action Taken: *The City collaborates with County efforts in preserving existing and future affordable housing within the City. There are a total of 205 units to be conserved: 157 at-risk affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units. The mortgage revenue bond units include 34 at The Fountains, 100 at Villa La Paz and 23 at Villa Aliento.*

<i>Responsible</i>	
<i>Agency/Department:</i>	OCHA, Planning Department
<i>Funding Source:</i>	General Fund, County Multi-Family Revenue Bonds
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.4, 3.1, 3.4, 3.5

H-6
Code Enforcement

Code enforcement staff will continue to preserve the community's housing stock and neighborhoods by enforcing the City's Building and Zoning Codes.

Action Taken: See LU-5.

Responsible
Agency/Department: Planning Department – Code Enforcement staff
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 2.1, 2.2, 2.3, 2.5

Remove Governmental Constraints

H-7
Affordable Housing Ordinance

Provide flexibility in development standards (including State density bonus provisions) for projects with an affordable housing component by adopting and implementing an Affordable Housing Ordinance.

Pursuant to State density bonus law (Government Code, Section 65915), if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. seniors), the City must either a) grant a density bonus of 25 percent along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The City's Affordable Housing Ordinance will specify other incentives available to projects with affordability restrictions. These will include modified parking standards and open space requirements, and flexibility in height and setback requirements.

Action Taken: *This Ordinance is addressed in the City's Zoning Ordinance, which will be discussed in the 2007 Annual Progress Report.*

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Ordinance by end of fiscal year 2003, in conjunction with Zoning Ordinance
Related Policies: 1.5, 3.1, 3.4, 3.5

***H-8
Second Unit
Ordinance***

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

Allow for the development of second units by adopting and implementing a Second Unit Ordinance as part of the Zoning Code. The City will adopt a Second Unit Ordinance that reflects the following minimum State requirements:

- ◆ The unit is not intended for sale and may be rented.
- ◆ The lot contains an existing single-family dwelling.
- ◆ The floor area of an attached unit shall not exceed 30 percent of the existing living area.
- ◆ The floor area of a detached unit shall not exceed 1,200 square feet.
- ◆ Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

In addition, both the existing unit and second unit must comply with the zoning code, with the exceptions above, and the second unit must comply with the most recently adopted building code.

Action Taken: *This Ordinance is addressed in the City's Zoning Ordinance, which will be discussed in the 2007 Annual Progress Report.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Adopt by end of fiscal year 2003, in conjunction with Zoning Ordinance
<i>Related Policies:</i>	1.5, 3.1, 3.4, 3.5

H-9
***Expedited Project
Review***

Provide fast-track permit processing for projects with an affordable housing component by developing, adopting, and implementing priority processing procedures.

Action Taken: *The City Council approved Resolution No. 02-06-20-06 on June 20, 2002 to establish a fee for expedited review of planning and building permits, including entitlement, which provides fast-track permit processing.*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department
General Fund, development fees
Adopt by end of 2003
1.5, 3.1, 3.4, 3.5

Promote Equal Housing Opportunities

H-10
***Orange County
Fair Housing
Council***

Rancho Santa Margarita will contract with the Orange County Fair Housing Council (OCFHC) for the provision of fair housing services to residents of Rancho Santa Margarita. Services offered include counseling and landlord/tenant problems, special assistance for ethnic minority and single-parent households, bilingual housing literature and videotape presentations, day-care services, and housing assistance counseling.

The City will advertise OCFHC services in the City's newsletter and in local periodicals. The City will also place posters and brochures advertising the Council's fair housing services in both English and Spanish at the public counter, City library, post office, and other community locations.

Action Taken: *As a participant city in the County of Orange Urban County Program, the City is an active member of the Orange County Fair Housing Council to provide fair housing services to residents of Rancho Santa Margarita.*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department
General Fund
Upon adoption of the General Plan
3.3

H-11
Mortgage Credit
Certificates (MCC)

The City will continue to participate in the County's MCC program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Action Taken: *The MCC program was discontinued by the County at the end of 2005.*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Orange County Housing and Community Development Department,
Rancho Santa Margarita Planning Department
MCC program, General Fund
Upon adoption of the General Plan
3.3, 3.4, 3.5

H-12
Mortgage Revenue
Bonds

The City will continue to participate in the mortgage revenue bond program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Action Taken: *The City collaborates with County efforts in preserving existing and future affordable housing within the City. There are a total of 157 at-risk affordable mortgage revenue bond units. These include 34 at The Fountains, 100 at Villa La Paz and 23 at Villa Aliento. Each of these affordable units are protected until 2028.*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Southern California Home Financing Authority (SCHFA), County of Orange HCD, Rancho Santa Margarita Planning Department
Mortgage revenue bonds, General Fund
Upon adoption of the General Plan
3.3, 3.4, 3.5

H-13
Housing Element
Updates

The City will review and revise the Housing Element of the General Plan every five years, as required by State law.

Action Taken: *The current Housing Element cycle ended in 2005. Updated Housing Elements were originally due to State HCD in December of 2006; however, due to the delayed release of the Regional Housing Needs Assessment numbers from State HCD, the deadline has been moved to September 1, 2008. The City will comply with State requirements and will update the Housing Element accordingly.*

Responsible Agency/Department:

Funding Source:
Time Frame: Planning Department
Related Policies: General Fund
Every five years
All policies

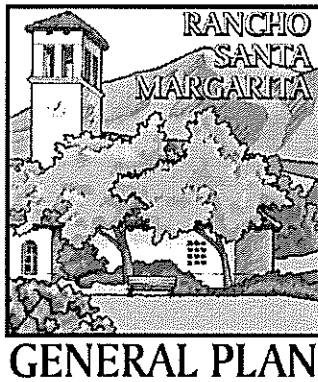
***Summary of
Program Actions***

Total units to be constructed: 75 new housing units as follows: a) 13 low density residential units on one 2-acre site and b) 62 high density residential units on one site being considered for senior housing.

Total units to be rehabilitated: 0 as no need identified.

Total units to be conserved: 157 at-risk affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units, for a total of 205 units.

Action Taken: *A total of 115 new high-density senior housing units have been constructed. There have been no units rehabilitated. The City continues to conserve 157 at-risk affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units.*



Conservation/Open Space

This Implementation Program provides actions to implement the adopted policies and plans identified in the Conservation/Open Space Element. The Conservation/Open Space Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Conservation/Open Space Element.

Ecological and Biological Resources

COS-1 Protect Natural Resources

Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to: avoidance, enhancement, restoration, or a combination of any of the three, along with participation in the local Natural Community Conservation Program (NCCP). Address the following subjects in impact assessment as applicable to individual development proposals:

- ◆ Natural communities;
- ◆ Riparian and wetland habitat (including potential jurisdictional areas);
- ◆ Coastal sage scrub habitat;
- ◆ Coast live oak habitat;
- ◆ Rare and endangered plant and animal species;
- ◆ Habitat fragmentation (including disruption of wildlife corridors);
- ◆ Creeks and associated tributaries;
- ◆ Lake Santa Margarita; and
- ◆ Significant tree stands.

Action Taken: *Pursuant to the California Environmental Quality Act (CEQA) and associated State and Federal regulations, the City reviews all development applications for compliance and requires appropriate mitigation for all significant impacts to protect natural resources in the region.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: Development fees/environmental impact mitigation
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3, 1.4, 2.1, 4.2

COS-2
Natural Resource
Regulatory
Agencies

Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:

- ◆ Potential take or substantial loss of occupied habitat for any threatened or endangered species; or
- ◆ Existing drainage features (jurisdictional area) are located within the project site.

Action Taken: *During the development application review process, the City requires development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Services, California Department of Fish and Game, and United States Army Corp of Engineers to prevent loss of occupied habitat for any threatened or endangered species and to analyze existing drainage features within the proposed project site. In addition, the City participated in the Southern Subregion NCCP, HCP and SAMP process.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering, USFWS, CDFG, USACE
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3, 1.4

COS-3
Migratory Bird
Treaty Act

Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:

- ◆ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or
- ◆ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed.

Action Taken: *The City requires development proposals to include the assessment of potential migratory birds and raptor nests in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code. This process is a part of an ongoing environmental review procedure for development projects.*

<i>Responsible</i>	Planning Department, Public Works/Engineering, USFWS, CDFG
<i>Agency/Department:</i>	Development Fees
<i>Funding Source:</i>	Ongoing
<i>Time Frame:</i>	1.1, 1.4
<i>Related Policies:</i>	

COS-4
Active Parkland in
Rancho Santa
Margarita

Assess the existing active recreational space in the City according to the standards established in the Conservation/Open Space Element and consistent with provisions of the Quimby Act. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Develop and enforce a standard of 3 acres of active park land per 1,000 population.

Action Taken: *The City coordinates with Rancho Santa Margarita Landscape and Recreation Corporation (SAMLARC) in assessing the existing active recreational space according to the standards established in this element and consistent with provisions of the Quimby Act. In addition, the City enforces a standard of 3 acres of active parkland per 1,000 population for existing and future residential development.*

<i>Responsible</i>	Planning Department, Community Services, Public
<i>Agency/Department:</i>	Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Annually
<i>Related Policies:</i>	1.5, 1.6, 1.7

***COS-5
Parks in the
Northeast Future
Planned
Community***

Review all development proposals within Northeast Future Planned Community for consistency with park and recreation requirements in accordance with the standards set forth in the Conservation/Open Space Element. When amendments to development plans are proposed within the Planned Community, consider impacts to parks and recreational facilities and require appropriate mitigation.

Action Taken: *The City will review all development proposals within Northeast Future Planned Community for consistency with park and recreation requirements in accordance with the standards set forth in this element. In 2006, the City monitored pending County Planning Application for the Robinson Ridge Project, a proposed development by the County of Orange within the City's Sphere of Influence (SOI). During the environmental review process, the City has actively participated in commenting to ensure adequate park space within the proposed development.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department, Community Services, Public Works/Engineering
Dedication of parkland or in-lieu fees
Ongoing
1.5, 1.6

***COS-6
Recreational
Opportunities***

Achieve a full range of recreational opportunities to serve the community by:

- ◆ Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available recreation programs and facilities;
- ◆ Constructing the Rancho Santa Margarita Inter-Generational Community Center (IGCC) to provide cultural and recreational programming for all age and interest groups;
- ◆ Working with the Bell Tower Foundation to complete fundraising activities for the Inter-Generational Community Center (IGCC), operate the Center, and establish an endowment for recreational activities throughout the City;
- ◆ Coordinating with the park owners/operators and other organizations such as the Saddleback Valley and Capistrano Unified School Districts, private schools and other appropriate

agencies to achieve maximum utilization of recreation programs and facilities in the community;

- ◆ Exploring means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships, volunteers and joint use of school facilities and services; and
- ◆ Working with the park owners/operators to develop new recreation programs to reflect new needs and interests of the Rancho Santa Margarita community.

Action Taken: *See Land Use Element Implementation Action #27 (LU-27).*

Responsible
Agency/Department: Community Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.5

Scenic Resources

COS-7 ***Protect Important*** ***Scenic Resources***

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important visual resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare effects.

Action Taken: *As an ongoing implementation action, the City reviews all development proposals for potential impacts to important visual resources identified in this Element pursuant to the California Environmental Quality Act. As stated above, the City will continue to monitor the Robinson Ridge Project within the Northeast Future Planned Community to ensure protection of important scenic resources within this region.*

Responsible
Agency/Department: Planning Department
Funding Source: Development fees/environmental impact mitigation
Time Frame: Ongoing
Related Policies: 2.1, 2.2

Water Supply and Conservation

COS-8 Adequate Water Supply

Continue to work with the Santa Margarita and Trabuco Canyon Water Districts to ensure that community needs are being met and the capacity of infrastructure is met.

Action Taken: *The City continues to work with the Santa Margarita and Trabuco Canyon Water Districts to ensure that community needs are being met and the capacity of infrastructure is met.*

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department, Public Works/Engineering
General Fund
Ongoing
3.1

COS-9 Promote Water Conservation

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ◆ Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ◆ Require new projects to install and maintain a dual system when reclaimed water is available;
- ◆ Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks within the City;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;
- ◆ Work with the Santa Margarita and Trabuco Canyon Water Districts and the Capistrano and Saddleback Valley Unified School Districts to establish water conservation programs; and
- ◆ Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances, computerized irrigation devices) in new residential and non-residential development, public projects and rehabilitation projects.

Action Taken: *See Land Use Element Implementation Action #17 (LU-17).*

Responsible Agency/Department: Planning, Public Works/Engineering, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts
Funding Source: General Fund, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts
Time Frame: Ongoing
Related Policies: 3.2, 3.3, 3.4, 4.3

Water Quality

COS-10 Potable Water Quality

Coordinate with the Santa Margarita and Trabuco Canyon Water Districts regarding potable water quality programs. This coordination should also include regional, state and federal agencies responsible for water quality programs. Encourage the development of new water sources by the Santa Margarita and Trabuco Canyon Water Districts.

Action Taken: *See Land Use Element Implementation Action #13 (LU-13).*

Responsible Agency/Department: Public Works/Engineering, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1, 4.2, 4.3

COS-11 Surface Water Quality

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Prepare and update a Jurisdictional Urban Runoff Management Program (JURMP). Further encourage preservation and enhancement of water quality in the following ways:

- ◆ Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, slow runoff and maximize on-site infiltration of runoff.

- ◆ Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use small Collection Strategies located at, or as close as possible to, the source.
- ◆ Require the use of structural and non-structural Best Management Practices (BMPs) to mitigate the projected increases in pollutant loads and flows.

Work with Homeowners Associations, owners and operators of parks, recreational and open space areas to ensure proper water quality measures are in place.

Action Taken: *See Land Use Element Implementation Action #13 (LU-13).*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department, Code Enforcement
<i>Funding Source:</i>	Development fees, General Fund
<i>Time Frame:</i>	JURMP development – February 2003, implementation – ongoing
<i>Related Policies:</i>	5.1

Air Quality

COS-12 Participation in Regional Air Quality Programs

Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

Action Taken: *The City is a member agency in the Orange County Council of Government's (OCCOG) Technical Advisory Committee in which the City works with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan. Additionally, the City implements this action item during the CEQA review process to comply with federal and state air quality standards for all pollutants.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	6.1, 6.2, 6.3, 6.4

***COS-13
Transportation
Demand
Management***

Adopt a Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as:

- ◆ Trip reduction programs for City staff;
- ◆ Van pool programs for private employers;
- ◆ Employee incentives for public transit use;
- ◆ Preferential parking for carpools;
- ◆ Trip reduction programs for major commercial centers; and
- ◆ Alternative transportation modes for major events.

Action Taken: *Transportation Demand Management (TDM) implements the provisions of the 1997 Air Quality Management Plan to reduce trips and influence travel modes.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: FY 2003
Related Policies: 6.1, 6.2, 6.3, 6.4

***COS-14
Transportation
System
Management***

Implement the programs described in the Circulation and Land Use Elements related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.

Action Taken: *This is an ongoing implementation action to implement the programs related to avoid traffic congestion and reduce related emissions levels.*

Responsible
Agency/Department: Public Works/Engineering, Planning Department, OCTA, Caltrans
Funding Source: Development fees, Measure M Funds, state and federal funding
Time Frame: Ongoing
Related Policies: 6.2, 6.4

COS-15
***Improve Jobs-to-
Housing
Balance***

Promote the development of job-generating land uses to improve the balance between jobs and housing to reduce air emissions.

Action Taken: *See Land Use Element Implementation Action #2 (LU-2).*

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3

COS-16
***Minimize Impacts
of
New Development***

Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Rancho Santa Margarita's Jurisdictional Urban Runoff Management Plan (JURMP), and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as:

- ◆ Incorporation of public transit stops;
- ◆ Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks;
- ◆ Preferential parking for carpools;
- ◆ Traffic flow improvements; and
- ◆ Employer trip reduction programs.

Action Taken: *See Land Use Element Implementation Action #11 (LU-11)*

Responsible
Agency/Department: Planning Department, Building Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.4

***COS-17
Control Dust and
Particulate Matter***

To reduce dust and particulate matter levels, implement AQMD's fugitive dust control measures such as:

- ◆ Restricting outdoor storage of fine particulate matter;
- ◆ Controlling construction activities and emissions from unpaved areas; and
- ◆ Paving areas used for vehicle maneuvering.

Action Taken: *The City monitors development proposals and construction projects to reduce dust and particulate matter levels and implement Air Quality Management District's (AQMD) fugitive dust control measures. The City controls construction activities and emissions from unpaved areas and requires paving areas to be used for vehicle maneuvering during construction activities.*

<i>Responsible</i>	Planning Department, Public Works/Engineering, Building
<i>Agency/Department:</i>	Department, OCSD/Police Services
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	6.1, 6.2

Encourage Energy Conservation

***COS-18
Implement State
Energy
Performance
Requirements***

To meet state energy conservation requirements, adopt local legislation to establish, update and implement building code requirements for energy performance according to Title 24 Energy Regulations. Encourage project proponents to incorporate energy conservation techniques in proposed projects. Provide brochures with information on energy efficient building and site design at the public counter.

Action Taken: *This is implemented during the building plan check process. The Building Department requires Title 24 Energy Calculations to be submitted with plans prior to issuance of building permit to ensure that proposed projects meet State energy conservation and building code requirements.*

<i>Responsible</i>	Public Works/Engineering, Building Department, Planning
<i>Agency/Department:</i>	Department
<i>Funding Source:</i>	General Fund, development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.1, 7.2, 7.3

COS-19
Energy Efficient
Public Buildings

Implement energy conservation measures in public buildings through the following actions:

- ◆ Promote energy efficient building and site design for all new public buildings during the site development permit process; and
- ◆ Install energy saving devices in new public buildings and retrofit existing public buildings.

Action Taken: *This is implemented through the Building Department. The City constructed its new City Hall and Regional Community Center in 2004. The new City Hall and Community Center are designed to promote energy efficient building and include energy saving devices to implement energy conservation measures.*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Building Department, Planning Department, Public Works/Engineering
Utility companies (through rebates), General Fund
Ongoing
7.3

COS-20
Promote Energy
Retrofit Programs

Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.

Action Taken: *None*

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Building Department, Public Works/Engineering, Planning Department, Southern California Gas Company, Southern California Edison Company
General Fund, development fees, Southern California Gas Company, Southern California Edison Company
Ongoing
7.1, 7.2, 7.3

COS-21
Electric Vehicle
Charging Areas

Include electric vehicle charging areas in new public and private development projects, which will promote the use of electric vehicles by residents and employees. Inform property owners of electric charging vehicle area programs when plans for development projects are submitted.

Action Taken: *None*

Responsible Agency/Department: Public Works/Engineering, Building Department, Planning Department, Southern California Gas Company, Southern California Edison Company,
Funding Source: General Fund, development fees, Southern California Gas Company,
Time Frame: Southern California Edison Company
Related Policies: Ongoing
7.1, 7.2, 7.3

***COS-22
Open Space
Zoning***

Adopt an open space zoning ordinance as a section or part of the City Zoning Ordinance. Provisions of the open space zoning ordinance should include (where appropriate):

- ◆ Exclusive agricultural zones;
- ◆ Large-lot zones;
- ◆ Special overlay requirements for hazard areas.

Action Taken: *This will be addressed in the new Zoning Code scheduled to be adopted in 2007.*

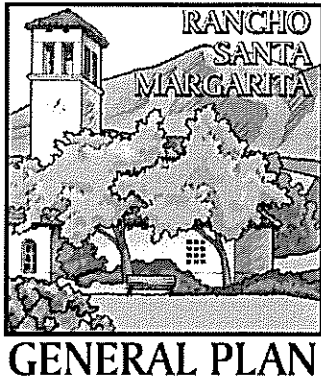
Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Concurrent with City Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.5, 1.6

***COS-23
Protect Important
Cultural Resources***

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important cultural resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require a professional cultural resources survey of all undeveloped property prior to issuing a grading permit. In the event that cultural resources artifacts are discovered, those items must be donated to a suitable repository that will maintain the collection for future scientific study and exhibition within Orange County. Prior to donation, the certified cultural resource consultant should prepare the collection to the point of identification. The project should be prepared to pay potential curator fees for the long-term preservation and maintenance of donated collections.

Action Taken: *This is implemented through an ongoing California Environmental Quality Act (CEQA) review process for all projects.*

Responsible
Agency/Department: Planning Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3



Safety

This Implementation Program provides actions to implement the adopted policies and plans identified in the Safety Element. The Safety Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Safety Element.

Natural Hazards

S-1 Natural Hazards Risk Reduction

Reduce the risk to the community from hazards related to geologic conditions, seismic activity, wildfires, structural fires and flooding by requiring feasible mitigation of such impacts on existing development, new development and redevelopment. Assess development proposals for potential hazards pursuant to the California Environmental Quality Act. Require measures to mitigate all identified significant public safety hazards. Address the following subjects in the assessment:

- ◆ Steep slopes, unstable geologic materials and faulting;
- ◆ Flooding;
- ◆ Wildland and structural fires and adequacy of water pressure for fire fighting;
- ◆ Aircraft overflights;
- ◆ Hazardous materials use, transport, storage or disposal; and
- ◆ Ground transportation hazards (roadway system).

Action Taken: *This is implemented through the California Environmental Quality Act review process. In addition, the City has developed a Natural Hazard Mitigation Plan. The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Building/Safety, Public Works/Engineering
<i>Funding Source:</i>	Development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2, 1.3, 1.4, 1.5

S-2
Open Space
Easements for
Geologic Hazards

Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.

Action Taken: *The City Council adopted the Natural Hazard Mitigation Plan in March 2005. The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City. It identifies past and present mitigation activities, current policies and programs, and mitigation strategies for the future. This Plan also guides hazard mitigation activities by establishing hazard mitigation goals and objectives. The HMP was approved by the State of California in 2006 and has been forwarded to FEMA for final approval.*

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: Development fees, General Fund
Time Frame: Ongoing
Related Policies: 1.1

S-3
Structural
Design

To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment.

Action Taken: *This is reviewed through the building plan check process and field inspections.*

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-4
Soil and Geologic
Surveys

During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers, where appropriate. Examples of when these surveys are required are: (1) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1; and (2) for projects within a State-delineated Seismic Hazard Zone for liquefaction and seismically induced landsliding, in accordance with the California Division of Mines and Geology.

Action Taken: *As an ongoing implementation program, the City requires soil and geologic conditions surveys to be prepared by State*

licensed Engineering Geologists and Civil Engineers, if necessary, during the review of development and redevelopment proposals. In addition, soil and geologic impacts are analyzed during the CEQA review process.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-5
Earthquake
Preparedness

Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with emergency service providers and the school districts to maximize public participation.

Action Taken: *This is implemented through the Police Services Department. Police Services has incorporated earthquake preparedness into the presentation for the Neighborhood Watch Program. This same information has been disseminated in various community newsletters the City has distributed. The City also participates in the local Emergency Preparedness Committee, which is made up of individuals from throughout the community and meets once a month at the library and continues to work with various schools in this regard.*

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety,
Funding Source: Orange County Sheriff's Department, Orange County Fire Authority,
Time Frame: General Fund, Capistrano Unified School District, County Fire
Related Policies: Department, County Sheriff's Department
Annual
1.5

S-6
Liquefaction
Zoning Overlays

Develop informational overlays that augment the City's zoning ordinance. The overlays should be used to identify areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigations, restrict development in liquefaction-prone areas, and/or to establish specific building design standards aimed at reducing the risk of liquefaction.

Action Taken: *This is to be addressed in the Zoning Ordinance which is expected to be adopted in 2007.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department, Building/Safety
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Overlays adopted as part of Zoning Ordinance, to be completed by end of FY 2003
<i>Related Policies:</i>	1.1

S-7
Flood Insurance

Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.

Action Taken: *The City continues to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency. The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas. The flood zone information is available to the public and disseminated at the permit counter and through the City website.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Planning Department, Building/Safety
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.2

S-8
Flood Control System

Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD and the Santa Margarita and Trabuco Canyon Water Districts regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks.

Action Taken: *The City coordinates with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Public Works/Engineering, Orange County Flood Control District
<i>Funding Source:</i>	Orange County Flood Control District, development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.2

S-9
Promote Fire
Prevention

Promote fire prevention in Rancho Santa Margarita in the following ways:

- ◆ Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs;
- ◆ Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban areas and sites to be developed is adequate for fire fighting purposes; and
- ◆ Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Rancho Santa Margarita topography, climate, vegetation and urban form.

Action Taken: *The City Council adopted Ordinance 02-08 on September 19, 2002. The Ordinance added Chapter 6.8 to Title 6 of the RSM Municipal Code, adopting by reference the 2001 California Fire Code and 2000 Uniform Fire Code. In addition, the City works closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs.*

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Orange County Fire Authority
<i>Funding Source:</i>	General Fund, Orange County Fire Authority, development fees, Property Owners
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.3, 1.4, 1.5

Human Activity Hazards

S-10
Air Pollution
Reduction

Continue to work with the South Coast Air Quality Management District and the most recent Air Quality Management Plan to improve the regional transportation system and regional air quality.

Action Taken: *See Conservation/Open Space Element Implementation Action #12 (COE-12).*

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering, South Coast Air
<i>Funding Source:</i>	Quality Management District
<i>Time Frame:</i>	General Fund
<i>Related Policies:</i>	Ongoing
	2.1

<i>S-11</i>	Reduce the nuclear power production risks in the following ways:
<i>Nuclear Power Production Risks Reduction</i>	<ul style="list-style-type: none"> ◆ Participate in programs and emergency response exercises with federal and state agencies and Southern California Edison to minimize the risks related to nuclear power production; and ◆ Implement measures related to the San Onofre Nuclear Generating Station (SONGS) in the City's Emergency Preparedness Plan to ensure that residents are prepared for any problems associated with the facility. <p>Action Taken: <i>The City participates in programs and emergency response exercises with federal, state and County agencies and Southern California Edison to minimize the risks related to nuclear power production. In addition, the City implements measures related to the San Onofre Nuclear Generating Station (SONGS) in the City's Emergency Preparedness Plan to ensure that residents are prepared for any problems associated with the facility. This information is published and available to the public.</i></p>

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering, Building/Safety
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.2

<i>S-12</i>	Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches:
<i>Reduce Risks from Hazardous Materials</i>	<ul style="list-style-type: none"> ◆ Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste; ◆ Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;

- ◆ Identify roadway transportation routes for conveyance of hazardous materials;
- ◆ Implement the emergency response plan for accidents involving hazardous materials; and
- ◆ Cooperate with the Certified Unified Program Agency (CUPA) for the City of Rancho Santa Margarita (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.

Action Taken: *This action is implemented through the CEQA review process and Orange County Fire Authority filing requirements.*

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Planning, Building/Safety, County of Orange
<i>Funding Source:</i>	General Fund, federal, state and local regulatory agencies
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	2.3, 2.5

S-13
Household
Hazardous Waste
Program

Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites.

Action Taken: *The City Council adopted the Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) on August 21, 2003 to implement guidelines and establish programs designed to reduce household hazardous waste.*

Additionally, the City has been working with the County of Orange for direction in implementing programs for household hazardous waste. The City is currently involved in the County's Oil Recycling Program and receives funding to assist in education and providing supplies to encourage recycling used motor oil. The City currently has four certified collectors of used oil located within the City.

<i>Responsible Agency/Department:</i>	Public Works/Engineering, Building/Safety, County of Orange
<i>Funding Source:</i>	Environmental Health Department
<i>Time Frame:</i>	General Fund
<i>Related Policies:</i>	Ongoing
	2.4, 2.5, 2.6

***S-14
Ground
Transportation
Safety***

Minimize the potential for accidents involving automobiles, pedestrians and cyclists by working closely with the Orange County Sheriff's Department, OCTA and the California Highway Patrol to identify safety problems and implement corrective measures. Adopt standards and implement design features that minimize conflicts.

Action Taken: *The City Police Services has taken a very active role in identifying numerous locations in the City where potentials for accidents exist and work with the City's Traffic Engineer to resolve these issues.*

*Responsible
Agency/Department:*

Public Works/Engineering, Planning Department, OCSD/Police Services, California Highway Patrol, Orange County Transportation Agency

Funding Source:

General Fund, OCTA, Caltrans, Transportation Corridors Agencies

Time Frame:

Ongoing

Related Policy:

2.5

Crime Prevention

***S-15
Minimize Criminal
Activity***

Protect residents and businesses from criminal activity by providing substantive levels of police protection and educating the public about methods to reduce criminal activity. The specific actions to implement these goals are identified below:

- ◆ When renewing the service contract with the Orange County Sheriff's Department, ensure that contracted staffing levels correspond to the population and geography of Rancho Santa Margarita, and that sufficient emphasis is placed on staff and programs for crime prevention;
- ◆ Ensure that mutual aid agreements between the Orange County Sheriff's Department and the police departments of surrounding jurisdictions are in place for emergency situations;
- ◆ Use defensible space and lighting concepts in development projects designed to enhance public safety;
- ◆ Coordinate with the Orange County Sheriff's Department to increase public awareness about criminal activity and crime prevention activities. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the Police Services Department; and

- ♦ Coordinate with the Orange County Sheriff's Department, Capistrano Unified School District, and Saddleback Valley Unified School District to provide periodic crime prevention programs in local schools.

Action Taken: *Public safety has remained a top priority since the City incorporated. With the City's firm commitment, along with the support of the business community, homeowners associations and various community groups, the City's crime rate remains very low.*

<i>Responsible</i>	Planning Department, OCSD/Police Services, Capistrano Unified
<i>Agency/Department:</i>	School District, Saddleback Valley Unified School District
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8

Emergency Preparedness

S-16 **Emergency** **Preparedness Plan**

Maintain the Emergency Preparedness Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical and law enforcement) and minimize human suffering and property damage during disasters. The plan should identify resources available for emergency response and establish coordinated action plans for specific emergency situations and disasters including earthquakes, fires, flooding, major roadway accidents, hazardous materials incidents, civil disturbance and incidents at the San Onofre Nuclear Generating Station.

Action Taken: *The City Council adopted the City's Emergency Operations Plan (EOP) on January 28, 2004 that includes the Homeland security issues. In addition, Police Services is an active member of the Orange County Emergency Management Organization (OCEMO). Finally, in 2006, the City hired an Emergency Operations Consultant. The City has conducted several emergency training exercises in 2006.*

<i>Responsible</i>	City Manager's Office, Public Works/Engineering, OCSD/Police
<i>Agency/Department:</i>	Services, Emergency Service Providers
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	4.1

S-17
Communication
Network for
Emergencies

Support high-level multi-jurisdictional cooperation and communication for emergency planning and management. Solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, cable television, Capistrano Unified School District, and Saddleback Valley Unified School District.

Action Taken: *The City is a member of the OCEMO and collaborates with other agencies to enhance communication for emergency planning and management.*

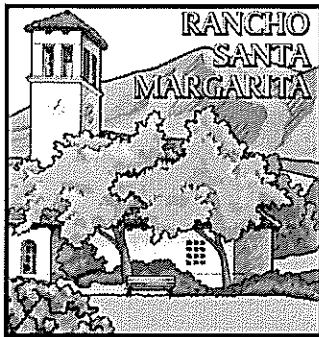
Responsible Agency/Department: City Manager's Office, Public Works/Engineering, Emergency Service Providers
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1

S18
Emergency
Preparedness
Education

Educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies. Education about emergency preparedness can occur through the distribution of brochures, presentations to civic groups and homeowners associations and instruction in local schools.

Action Taken: *Police Services in cooperation with OCFA, Mission Hospital, Medix Ambulance and Red Cross, began a Citizen's Emergency Preparedness Academy in 2005. In 2006, this was expanded to include a Teen Academy, designed to increase the understanding of the Police Department's operations.*

Responsible Agency/Department: Planning Department, Capistrano and Saddleback Valley Unified School Districts
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.2



GENERAL PLAN

N-1 Compatible Development

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department
<i>Funding Source:</i>	Development fees / mitigation
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2

Noise

This Implementation Program provides actions to implement the adopted policies and plans identified in the Noise Element. The Noise Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Noise Element.

Noise and Land Use Planning

Use noise and land use compatibility standards to guide future planning and development decisions. Table N-2 in the Noise Element summarizes the State criteria for minimizing adverse noise effects. Table N-3 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. The compatibility criteria are based on the noise criteria in Table N-2. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.

Action Taken: *This is implemented through the Zoning Code. A new Noise Ordinance will be established with the Zoning Code, which will be adopted in 2007.*

N-2
Acceptable Noise
Levels for New
Development

Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.

Action Taken: *This is implemented through the California Environmental Quality Act (CEQA) review process and the Zoning Code and General Plan has established the standards as well.*

Responsible
Agency/Department: Planning Department
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.2, 1.3

N-3
Noise Insulation
Standards

Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.

Action Taken: *This is handled through the building plan check process and field inspections to ensure that proper insulation standards (Title 24) are applied that specify that indoor noise levels for residential living spaces do not exceed 45 dB CNEL.*

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.3

N-4
Noise Control
Coordination

To ensure continued effectiveness of noise control efforts, designate the Planning Director as the noise control coordinator for new development charged with the responsibilities of enforcing the City noise policy.

Action Taken: *This is implemented through Police Services and Code Enforcement Departments to ensure compliance with City noise standards.*

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3

Transportation Related Noise

N-5
Reduce Roadway
Noise

Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies to provide noise control for roadway projects within the City. Particularly, advocate reducing noise impacts from the Foothill Transportation Corridor.

Action Taken: *This is implemented through the CEQA review process to mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community.*

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development fees / mitigation, Measure M Funds, Gas tax revenues
Time Frame: Ongoing
Related Policies: 2.1, 2.2, 2.3

N-6
Noise Reduction
Information

Provide written information to residents and homeowners associations describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.

Action Taken: *This is implemented through the Building Department to provide information to residents and homeowners*

associations describing methods and measures to reduce noise impacts.

Responsible
Agency/Department: Building/Safety, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.3

N-7
Vehicle Noise

Coordinate with the Orange County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.

Action Taken: *The City's Police Services Department works to enforce the California Vehicle Code pertaining to noise standards, along with utilizing the Code Enforcement officer when necessary.*

Responsible
Agency/Department: Planning Department, Code Enforcement, Orange County Sheriff's Department, California Highway Patrol
Funding Source: General Fund, Orange County Sheriff's Department, California Highway Patrol
Time Frame: Ongoing
Related Policies: 2.1, 2.2

Non-Transportation Related Noise

N-8
Noise Regulations

Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.

Action Taken: *The City continues to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources, such as music, machinery, pumps and air conditioners on private property.*

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-9
Minimize
Commercial Noise

Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.

Action Taken: *This is implemented through noise regulations in the Zoning Code.*

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-10
Minimize
Construction Noise

Require all construction activity to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.

Action Taken: *The City complies with local, state and federal noise standards and enforces the hours of construction in the permitting process and as conditions of approval.*

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 1.2, 3.1, 3.3

N-11
City Noise
Compliance

All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed.

Action Taken: *The City departments and agencies comply with local, state and federal noise standards, including state and federal OSHA standards.*

Responsible
Agency/Department: All City departments
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-12
City Contracts

Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.

Action Taken: *This is an ongoing implementation action to reduce the noise impacts associated with City services acquire through contracts with other public and private entities, such as street sweeping, slid waste removal and transport, landscaping maintenance, construction projects and emergency services. The City actively enforces operation hours in City contracts with other entities.*

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety, Recreation Services, homeowners associations
Funding Source: City service contracts
Time Frame: Ongoing
Related Policies: 3.1, 3.2